GOAL 1: To create developmental patterns that direct future growth to appropriate areas on campus, in a manner that promotes the educational mission of the University, the protection of environmentally sensitive areas, and compatibility with the surrounding community.

OBJECTIVE 1.0: To promote future land use development on campus that provides for a full range of land uses and intensities of use consistent with the Goals, Objectives and Policies of the UCF Campus Master Plan, the host local government's master plan, and the affected local governments' master plans, in accordance with the following policies.

POLICY 1.0.1: The UCF Campus Master Plan Future Land Use Maps (Figures 4-1 and 4-2) shall define land use categories and related intensity of use as follows:

Academic/Research Use: This land use category shall allow academic/research uses at intensities ranging up to a floor area ratio of 3.0 for new construction or renovations. The academic/research use classification identifies those areas on the campus where topography, soil conditions, adjacent land uses, existing space utilization, utility locations, proximity to existing and planned multimodal transportation systems, and existing development patterns are appropriate for academic/research development. This promotes an increase in Floor Area Ratio (FAR) within the Academic Core areas, supports the cohesive functioning of academic units through space allocation, and facilitates the clustering and concentration of existing and emerging academic/research areas on the campus in pedestrian zones within reasonable walking distance to classes.

Support Use: This land use category shall allow support facilities at intensities averaging 1.0 FAR. The support use classification includes administrative and similar nonacademic uses, and identifies those areas on the campus where topography, soil conditions, adjacent land uses, existing space utilization, and existing development patterns are appropriate for support facilities. This promotes providing support facilities on the campus within, or immediately adjacent to, academic/research and housing areas.

Residential Use: This land use category shall allow housing uses at densities ranging from 57.2 to 125 beds/acre. The residential use classification identifies those areas on the campus where topography, soil conditions, adjacent land uses, existing space utilization, and existing development patterns are appropriate for housing development. Generally, the housing land use will be promoted outside of the academic core to encourage students to walk to the academic core.

Utility Use: This land use category shall allow utility uses at intensities averaging 1.0 FAR. The utility use classification identifies those areas on the campus where topography, soil conditions, adjacent land uses, and existing and proposed development patterns, are appropriate for utility development and telecommunications facilities and can best serve the existing and projected demands for facilities on the campus.

Parking Use: This land use category shall allow parking uses at intensities ranging up to 800 spaces per acre for structured parking. The parking use classification identifies those areas on the campus where:

- the location of parking structures will help to direct trips to the campus in a manner that promote a pedestrian-friendly, academic- oriented campus;
- roadways with adequate capacity will help minimize impacts on adjacent land uses;
- topography, soil conditions, archaeological and historic sites, adjacent land uses, and existing and proposed needs are appropriate for parking development;
- structured parking facilities can be used to conserve available land;
- the development of the 'intercept' parking concept is promoted.

Recreation/Open Space Use: This land use category shall allow active (activity-based) and passive (resource-based) recreation uses, as well as general open space areas. A maximum FAR of 2.0 is allowed under this land use designation. The classification includes areas designated for organized sporting events (football, soccer, softball, etc.), gymnasiums (including the Recreation and Wellness Center), workout facilities for University teams, (such as the Wayne Densch Sports Center), and recreation areas for the passive enjoyment of nature (picnic areas, etc.). These areas are appropriate for recreation and open space uses due to topography, soil conditions, and adjacent land uses.

Conservation Use: This land use category shall allow conservation uses in conformance with the Conservation Element of the Master Plan. Conservation areas are identified in Figures 4-1 and 13-1 of this Plan. This land use category shall allow Conservation uses at an intensity of a 0.05 FAR. There shall be no construction in these areas apart from minimal structures and improvements required to provide safe access and essential support functions except pursuant to an amendment to this Plan adopted in accordance with the requirements set forth in Florida Law and this Plan. The conservation classification identifies those areas on the campus where topography, soil conditions, archaeological and

historic sites, plant species, wildlife habitats, wetlands, required setback buffer areas, and instructional uses, are appropriate for conservation use.

Mixed Use: This land use category will allow for a mixture of land uses in a specific area(s), as shown in Figure 4-1. Land uses allowable under this designation include academic/research, support, residential, parking, recreation/open space, retail/commercial, and utilities at a maximum FAR of 3.0. The purpose of the category is to identify specific areas on campus that shall develop one or more uses that shall be defined through the planning and development process.

OBJECTIVE 1.1: To protect natural resources, including surface waters and wetlands.

POLICY 1.1.1: UCF shall allow for conservation areas as identified on the Future Land Use Map (Figure 4-1) and on the Conservation Element Map (Figure 13-1). No construction is anticipated in these areas, other than those minimal structures and improvements necessary to ensure safe access and essential support functions.

POLICY 1.1.2: UCF shall review all available and economical options, including the costs of mitigation, before any construction is authorized and a plan of development is approved. If this review indicates that development in designated conservation areas is the only viable option, then UCF shall pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to these areas.

POLICY 1.1.3: The Director of Facilities Planning and Construction shall be responsible for coordinating any necessary actions with the appropriate UCF departments, should mitigation be deemed necessary. The Director shall also coordinate any mitigation requirements through the appropriate federal, state, and regional agencies, in accordance with their permitting processes.

POLICY 1.1.4: The Arboretum site, established by the 1996 Hartman Survey, shall be maintained for the study and preservation of native plant and animal species. The Director of Facilities Planning and Construction and the Director of Landscape and Natural Resources shall work together to develop the Arboretum into a renowned institution. Non-native species shall be discouraged within the boundaries of the Arboretum.

POLICY 1.1.5: Prior to clearing the 6.7 acre housing site in the northwest corner of campus, the University shall construct a permanent fence along the northern boundary and northern two-thirds of the eastern boundary of the 6.7 acre site in order to separate the residential area from the conservation area.

POLICY 1.1.6: Any future parking facility to be constructed north of the arboretum shall not extend significantly beyond the footprint of the existing parking lot as shown in Figure 4-3.

OBJECTIVE 1.2: To minimize land use compatibility problems between the University and the host community.

POLICY 1.2.1: Pursuant to s.1013.30(6) and (9) F.S., any amendment to the adopted UCF Campus Master Plan shall be transmitted to the host and affected local governments and other external review agencies for review if such amendment, alone or in conjunction with other amendments, would:

increase density or intensity of use of land on campus by more than 10%;

decrease the amount of natural areas or open space on campus by more than 10%; or

rearrange land uses in a manner that will increase the impact of any future campus development by more than 10% on a road or another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

POLICY 1.2.2: Proposed amendments to the adopted Campus Master Plan which do not exceed the thresholds established in s.1013.30(9), F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, may be submitted to the host and affected local governments for a courtesy review.

POLICY 1.2.3: A 200-foot natural or landscape buffer shall be maintained around the perimeter of the campus where it is not superseded by another element of the Master Plan as shown on Figure 4-1. In order to maintain the effectiveness of the buffer, non-invasive native plant species will be used in landscaping activities.

POLICY 1.2.4: Prior to adopting any amendments that affect lands designated as conservation, the University shall do the following:

(1) Perform reasonable site specific environmental analyses, including qualitative state and federal listed plant and animal species surveys, water quality impact analyses, and alternative location assessments;

(2) Comply with section 1013.30, Florida Statutes, even for those amendments that fall within the exemptions set forth in Sections 1013.30(9)(a)-(c), Florida Statutes;

(3) Require no less than a two-thirds majority vote of the University's Board of Trustees to approve such amendments; and

(4) Notify the Director of Landscape and Natural Resources of any proposed amendments to lands designated as conservation.

POLICY 1.2.5: The University shall insure compatibility between the Academic Research designation and the residential uses (East Orlando Sanctuary) on the University's eastern border; for example, adequate buffer areas, specific building setbacks and the development of retention areas.

OBJECTIVE 1.3: To correct existing land use compatibility problems on the University campus.

POLICY 1.3.1: Permanent academic functions shall be located between the 400-foot radius (Pegasus Circle) and the 1,200-foot radius (Apollo Circle) whenever possible. Research functions may be located outside of the main academic area.

POLICY 1.3.2: Academic core areas are important formal open space systems and shall be created by locating academic uses that are linked, similar or adjacent to each other.

POLICY 1.3.3: Surface parking areas shall be located outside of the 1,200-foot radius (Apollo Circle) and inside of Gemini Boulevard, in order to reduce vehicular versus pedestrian conflicts on campus. Exceptions may be made based on need.

POLICY 1.3.4: Overflow parking areas shall be located outside of Gemini Boulevard, and may be located within the 1,200-foot radius (Apollo Circle) if the need arises.

POLICY 1.3.5: Areas identified in the Master Plan as temporary classrooms, low density areas, and parking lots shall remain until future projects for those areas are developed.

POLICY 1.3.6: In order to preserve the open space nature of the campus and to minimize impervious surface needs, parking lot areas will continue to be consolidated into structured parking garages as budgets permit.

POLICY 1.3.7: In order to minimize automobile traffic, future parking garages shall be placed at strategic points near campus entrances. This will intercept a high volume of vehicles before they penetrate the campus circulation routes.

POLICY 1.3.8: The University Master Planning Committee, along with the administration, faculty, and the Office of Facilities Planning and Construction, shall review all development proposals for compliance with the UCF Campus Master Plan's criteria for the Future Land Use Element.

POLICY 1.3.9: All decisions concerning land use and development on campus, especially those specifically mentioned in the Future Land Use Element, shall be coordinated with the present Capital Improvements Plan, Urban Design Element, and all other applicable Master Plan elements.

OBJECTIVE 1.4: To coordinate future land uses with the availability of facilities and services.

POLICY 1.4.1: Projects that propose increases to campus infrastructure, utilities, facilities, or services shall be approved only if such facilities are funded and already on-line to accommodate the need, or will be on-line prior to occupancy of any structure to be served by such infrastructure, utilities, facilities, or services.

POLICY 1.4.2: The following order of priorities shall be implemented concerning coordination of land uses with appropriate facilities and services:

- **Priority 1**
  Eliminate existing system deficiencies, which may prevent future development.

- **Priority 2**
  Maintain the existing system as long as it is deemed capable of meeting immediate needs.

- **Priority 3**
  Expand systems to accommodate campus needs.

POLICY 1.4.3: Campus development which might increase demands for solid waste collection and disposal shall be approved under provisions delineated in the General Infrastructure Element (2.9).

POLICY 1.4.4: Campus development that may increase the amount of required impervious surface areas shall be approved on the provision of a drainage system that adheres to the conditions set forth in the General Infrastructure Element (2.9) and the campus storm water permit(s) issued by the St. Johns River Water Management District.

OBJECTIVE 1.5: To ensure the availability of suitable land on campus for utility facilities required to support future on-campus development.

POLICY 1.5.1: Within the academic core, utility easements shall be reserved along routes of easy access and where future building development is not planned, e.g., along the three pedestrian radius sidewalks, along radial pedestrian walks, and in dedicated radial open spaces.

OBJECTIVE 1.6: To minimize off- campus constraints which limit future development on campus (i.e., traffic, utilities) and to minimize on- campus conflicts with land uses within the context area.

POLICY 1.6.1: The University shall request roadway improvements along Alafaya Trail and McCulloch Road as they become warranted.

POLICY 1.6.2: The University shall underscore the compatibility between land use and transportation.

POLICY 1.6.3: The University shall continue to review and upgrade multi-modal transportation services and facilities supporting the ongoing development of the University.

OBJECTIVE 1.7: To coordinate future land uses with the appropriate topography and soil conditions.

POLICY 1.7.1: Development shall not occur within a current Federal Emergency Management Agency (FEMA) 100- year flood zone.

POLICY 1.7.2: UCF shall maintain a database of existing topographic and soil conditions, which shall be updated on a regular basis, and as additional data developed for future construction projects becomes available.

POLICY 1.7.3: Areas containing severe soil constraints, such as those that are found in and around wetland sites and Lakes Lee and Claire, shall remain undisturbed. Soil constraints shall be demonstrated through formal studies prior to development.

POLICY 1.7.4: Future development shall not alter the topographical features and surface water run-off patterns adopted by this Master Plan and the current adopted Campus Storm-Water Master Plan approved by the St. Johns River Water Management District.

POLICY 1.7.5: Consistent with policies listed in this element above, the University shall review future construction projects for consistency with existing topographic and soil data.

POLICY 1.7.6: UCF shall ensure that appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources shall be used during site development and final use. Such methods shall include, but not be limited to:

- phasing and limiting the removal of vegetation;
- minimizing the amount of land area that is cleared;
- limiting the amount of time bare soil is exposed to rainfall;
- using of temporary ground cover on cleared areas if construction or other stabilization is not imminent; and
- giving special consideration to maintaining vegetative cover on areas of high soil erosion potential (i.e., steep or long slopes, banks of streams, storm-water conveyances, etc.).

POLICY 1.7.7: UCF shall require the integration of natural topographic and other physical features in project designs in order to develop the campus in harmony with its natural environment.

OBJECTIVE 1.8: To ensure that future campus development projects are consistent with regulations governing development in areas where historically or archaeologically significant resources may be present.

POLICY 1.8.1: In coordination with state and local historic preservation officials, UCF shall maintain an information file, identifying and locating properties under University ownership that may contain historic or archaeological resources which appear to qualify for inclusion in the National Register of Historic Places.

POLICY 1.8.2: The University shall consider the effect of any undertaking on any historic property that is included, or eligible for inclusion, in the National Register of Historic Places. The University shall afford the Department of State's Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

POLICY 1.8.3: The University shall consult with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities, which may disturb, or otherwise affect, any property which is included, or eligible for inclusion, in the National Register of Historic Places.

POLICY 1.8.4: The University shall consult with the Department of State's Division of Historical Resources prior to demolishing, or substantially altering a

historic property in a manner that adversely affects its character, form, integrity, or archaeological value. The intent is to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

GOAL 2: To maintain a commitment to the protection of campus ecosystems and lands of significant environmental importance and to ensure that these resources are protected for the benefit of present and future generations, while accommodating the continued development and expansion of the man-made environment of the campus.

OBJECTIVE 2.1: To designate environmentally sensitive lands for protection based on state and regional criteria.

POLICY 2.1.1: The University shall continue to reserve Conservation Easement Lands for the purposes of environmental protection of lands that are set aside in perpetuity pursuant to a recorded conservation easement. This designation shall allow very low-impact recreational or educational uses such as hiking, non-motorized boating, bird watching, horseback riding, fishing, primitive camping, nature study, and such other activities that utilize natural amenities of the site without violating the recorded conservation easement

Land Use Designation Summary

The Future Land Use Element sets forth the existing and future land use patterns at the University of Central Florida. This element addresses how this land use pattern correlates to that planned by the host and/or affected local governments in the planning study area. UCF's host local government is Orange County, and the affected local government is Seminole County.

Inventory and Analysis of Existing Conditions

There are currently 1,415 acres of land which comprise the University of Central Florida's Main Campus. A significant portion of these lands is undeveloped, or set aside as conservation lands, while academic and support programmed spaces are growing into a larger proportion of the total amount of land. The current breakdown of the 1,415 total campus acreage is as follows: (based on analysis of the most current aerial photographs and surveys and the University's 2010 Land Management Plan):

LAND USE	ACRES
Arboretum	82
Acres Currently Developed	396
Acres Available for Future Development	382
TOTAL: Conservation/Recreation and Open Space/Future Impervious	1,018.8

Adding the 1,018.8 acres for Conservation, Recreation and Open Space and Future Impervious to the 396 acres of Currently Developed land, gives the overall campus acreage of 1,415 acres.

1. Existing Land Uses for the Main UCF campus

The allowable land uses for on-campus development are illustrated in Figure 4-1 *Future Land Use Map 2015-2025*. This figure identifies the following land use categories associated with future development sites which will accommodate proposed construction projects identified in the Capital Improvements Element of the Master Plan:

- Academic/Research Land Use
- Residential Land Use
- Utility Land Use
- Wetland Land Use
- Upland Land Use
- Conservation Easement Land Use under St. Johns River Water Management District
- Recreation and Open Space Land Use
- Ponds and Lakes
- Parking Land Use
- Support Land Use
- Mixed Use

Existing and planned buildings and infrastructure are reflected in Figure 3-1 of the Urban Design Element. It should be noted that the parcels proposed for development will be flexible, since the University performs a cost/benefit analysis for each set of site alternatives prior to constructing a building. Storm water, utilities, relative location to other buildings and other criteria are considered to ensure the proposed site is most appropriate for the particular building. A list of proposed future projects is presented in the 2.14 Capital Improvements Element of the UCF Master Plan.

2a. Existing Land Uses and Zoning for the Context Area (Orange County)

The University of Central Florida is bordered by Orange County on the east, south and west sides. This is the context area of the host local government. Existing land uses for this area are listed below. This data is taken from the Future Land Use Map of the Orange County 2010-2030 Comprehensive Plan:

- **Institutional (INST):**
  This is the land use designation for the University of Central Florida. Density/Intensity is 2.0 FAR.
- **Industrial (I):**
  These are areas to the south and southeast of campus in which industrial uses are permitted. Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing. Density/Intensity is .75 FAR
- **Commercial (C):**
  These are areas to the west of campus, along University Boulevard. Commercial uses include neighborhood scale commercial and office development that serves neighborhood or community needs. Examples include neighborhood center, community center and village commercial. Density/Intensity is 3.0 FAR.
- **Office (O):**
  These are areas to the west of campus, north of University Boulevard and west of Alafaya Trail. Office uses include professional office and office park- style development. Density/Intensity is 3.0 FAR
- **Low Density Residential (LDR):**
  This area is located east of campus. This category generally includes suburban single family to small lot single family development. Density is 0-4 dwelling units per acre (du/ac).
- **Medium Density Residential (MDR):**
  This area is located south of University Boulevard and west of Alafaya Trail. This includes urban-style multifamily residential densities. Density is 0-20 du/ac.
- **Conservation:**
  This use recognizes lands designated for conserving natural resources. Density/Intensity is .01-1.0 Impervious Surface Area Ration (ISAR).

2b. Existing Future Land Uses for the Context Area (Seminole County)

The University of Central Florida is bordered by Seminole County on the north side. This is the context area of the affected local government. Existing future land uses for this area are listed below. This data is taken from the Seminole County Comprehensive Plan, as amended through 10/26/2010.

- **Low Density Residential/Residential Single Family:**
  These single family residential areas are the predominant land use along the northern periphery of the Context Area north of the UCF Main Campus. Density is 0-4 du/ac and 0-7 du/ac for Affordable Housing.
- **Medium Density Residential/Residential Multi Family:**
  These residential areas are located north of the Higher Intensity and Planned Development land uses north of McCulloch Road. Density is 0-10 du/ac and 0-12 du/ac for Affordable Housing.
- **High Density Residential/Residential Multi Family:**
- These residential areas are predominantly along McCulloch Road, Alafaya Trail, and Lockwood Boulevard. Density is 0-20 du/ac.
- **Planned Development:**
- These areas, mostly east of Lockwood Boulevard and abutting McCulloch Road, accommodate uses and densities/intensities as determined by the master /site plan process.
- **Higher Intensity Planned Development-Transitional:**
- These areas, abutting McCulloch Road, provide strategic locations to accommodate employment centers and higher intensity mixed uses. Density/Intensity maximum is 20 du/ac and .35 FAR.
- **Industrial:**
- These areas, located east of SR 434 and northwest of the Medium Density Residential area, provide locations for a variety of heavy commercial and industrial land uses. Density/Intensity is maximum .65 FAR.
- **Commercial:**
  These areas are primarily along Alafaya Trail providing for a variety of neighborhood and community shopping areas. Density/Intensity is maximum .35 FAR.
- **Preserved/Managed Lands:**
  This land use, east of Old Lockwood Road, consists of protected natural lands in public ownership. Density/Intensity is maximum .10 FAR.
- **Public/Quasi-Public:**
  This area is designated for a variety of public and quasi-public uses such as transportation and utilities. Density/Intensity is maximum .65 FAR.

Impact of Surrounding Land Use in Meeting Future Needs of UCF:

The Orange County Industrial zone south of the University contains the Central Florida Research Park. This Research Park is a cooperative effort between UCF, the Orange

County Research and Development Authority, and the Orange County Board of County Commissioners. This site consists of 1,027 acres of land with 52 permanent buildings, housing over 112 companies and more than 10,000 employees. UCF owns six buildings: the Center for Public Safety and Security, Partnership II Building, Partnership III Building, and most recently the Bennett Complex, consisting of three buildings purchased in June 2011. These three buildings had been leased by UCF since 2002 for use as incubator space. Some of the buildings share space with the US Armed Forces. The University leases space from the UCF Foundation for a variety of activities, including research laboratories, the Nanoscience Technology Center, the Human Resources office, The College of Nursing, Purchasing offices, Regional Campuses offices, and others.

There are no facilities on University-controlled lands that are not under the jurisdiction or operation of the State University System.

Existing Vacant, Open or Underdeveloped Land

There are roughly 382 acres of Open, Vacant, or Underdeveloped Land on campus. This land will serve to meet future needs to accommodate the projected growth of the University. There are no surplus lands on campus since the conservation lands, which cannot be used for future development, nonetheless serve as natural laboratories for research and study by campus departments such as Biology, and for Resource Based Activities for the University Recreation and Open Space component.

University policy calls for the preservation of areas of environmental significance and the prudent use of undeveloped land in the future. In order to use the University's land resources efficiently, while allowing for the continuation of natural systems, future development will be relatively dense in character as project budgets permit, and tie into the existing infrastructure on campus. Efforts will be made to minimize the impacts of development on the Arboretum. Furthermore, the University will approve new development only within the limits of all required permits from the St. Johns River Water Management District and other agencies, as applicable.

Existing Natural, Archeological, or Historic Resources

There are no existing natural (Area of Critical State Concern), archeological, or historic resources within the planning study area.

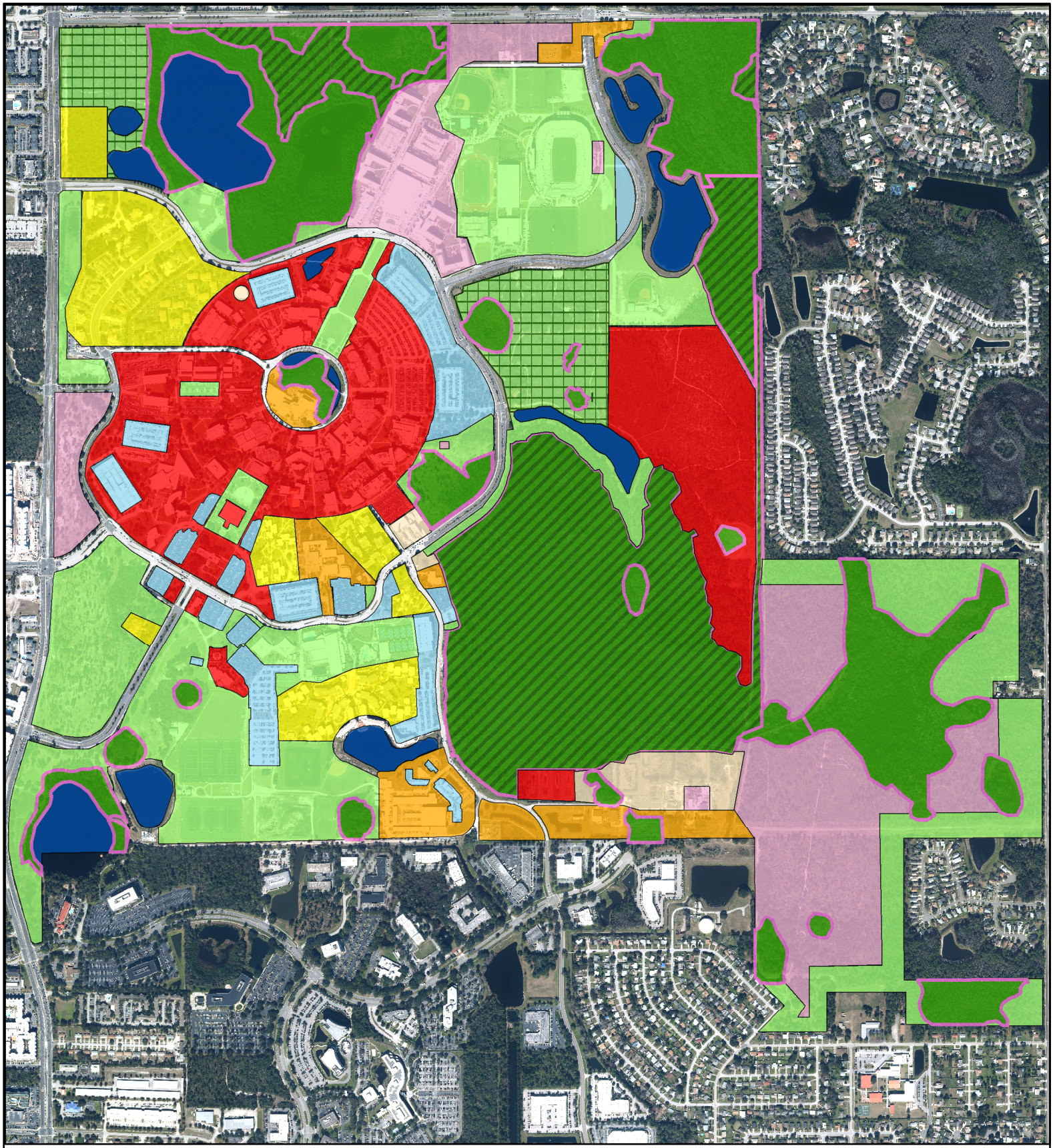

Figure 4-1

Future Land Use

Comprehensive Master Plan Update

University of Central Florida

Orlando, Florida

2015-2025

Legend

- Parking
- Support
- Academic/Research
- Lakes
- Utility
- Conservation (wetland)
- Conservation (upland)
- Conservation Easements
- Residential
- Recreation/Open Space
- Mixed Use

N

All maps are diagrammatic and conceptual. The various areas shown are approximate and not to survey accuracy. The intent of these maps is to illustrate general areas of existing or potential use.

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